

Planning Commission Report - Supplement Agenda Request

Date of Meeting: February 9, 2005

Date Submitted: February 4, 2005

To: Honorable Chairman and Members of the
Planning Commission

From: Wayne Tedder, AICP, Director
Tallahassee-Leon County Planning Department

Subject: **Application RZ #468:** Public Hearing on a proposed ordinance amending the Official Zoning Map to change the zone classification from the TPA Target Planning Area zoning district (requires four (4) land uses and subsequent rezoning to the PUD Planned Unit Development district) to the C-2 General Commercial zoning district (allows retail and office commercial activities of up to 12,500 square feet of non-residential gross building floor area per acre).

Subject Property Tax ID No.: 14-27-20-210-0000 & 14-21-20-201-0000 (portion)

Statement of Issue:

The purpose of the proposed ordinance is to change the zoning on approximately 1 acre of land from the TPA Target Planning Area zoning district to the C-2 General Commercial zoning district. The subject parcels are located on the west side of Thomasville Road and at the northeast corner of the Bull Run PUD. The applicant is the Leon County Board of County Commissioners; the property owner is Mr. Jack Conrad.

Background: At the February 1, 2005 public hearing on this application, the Planning Commission directed staff to provide the following additional information for consideration at its February 9, 2005 public hearing:

- 1) Additional information on the adjacent Bull Run Planned Unit Development and its layout;
- 2) Additional information on the orientation of existing development on the subject site;
- 3) Additional information on the impact to Millstone Plantation Road should the application be approved and the subject site be developed with commercial use.

The Planning Commission report for the February 1, 2005 public hearing is included as Attachment #1.

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Analysis:

1) The adjacent Bull Run Planned Unit Development and its layout

In response to the Planning Commission's direction: a) the adopted concept plan for Bull Run, showing the arrangement of component use districts, is included Attachment #2; a description of the use districts follows the concept plan; b) an aerial photograph of the area including the subject site and immediately vicinity is included on page 3 of this report; and, c) a thematic map describing the land uses within the adjacent portions of Bull Run is included on page of this report.

2) The orientation of existing development on the subject site

In response to the Planning Commission's direction: a) photographs of the site and the adjacent area are included on pages 5-12 of this report; and, b) an aerial photograph of the area including the subject site and immediately vicinity is included on page 3 of this report.

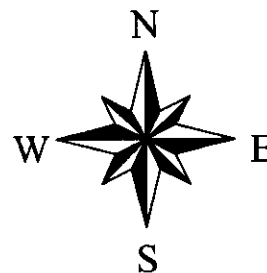
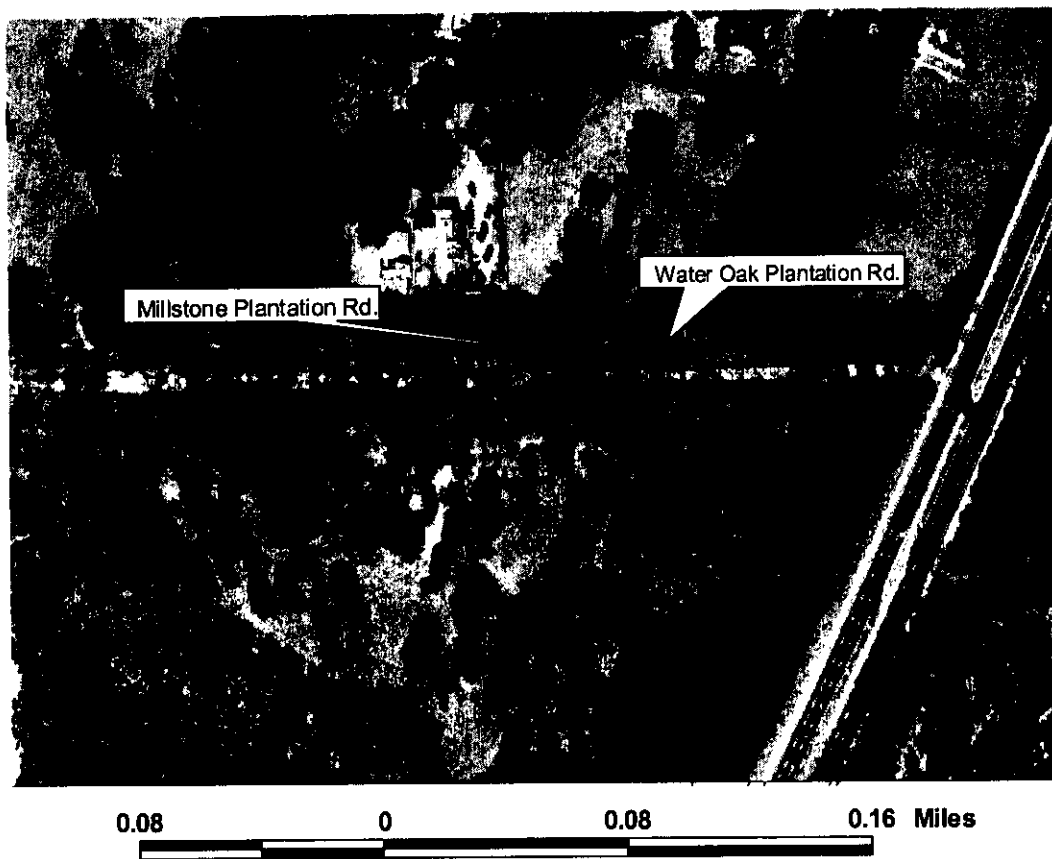
3) The impact to Millstone Plantation Road should the application be approved and the subject site be developed with commercial use

Planning Department contacted the Department of Public Works ("DPW") and discussed the potential impact to Millstone Plantation Road should the application be approved and the subject site be developed with commercial use.

- DPW indicated that it would be preferable to Millstone Plantation Road to access the subject site, as opposed to direct connection to Thomasville Road.
- DPW stated that access design would be addressed in detail during any subsequent site and approval plan application review phase.
- DPW stated that Millstone Plantation Road would probably be limited to right-in, right-out turn movements.
- DPW stated that Millstone Plantation Road would probably be improved to County public street standards for that segment that extends to the commercial access connection and slightly beyond.
- DPW stated that this road could be used to provide access to this commercial property so long as the road design was carefully modified. Modifications would include signage and pavement treatment, as well as potential median improvements to direct commercial traffic to and from the site and Thomasville Road and to discourage it westward to the residences served by Millstone Plantation Road. The redesign could potentially include an area for a turnaround for commercial traffic inadvertently proceeding westward beyond the commercial establishment.
- DPW oversaw similar redesign/reconstruction of Vineland Drive after the construction of a Publix grocery store on an adjacent parcel.

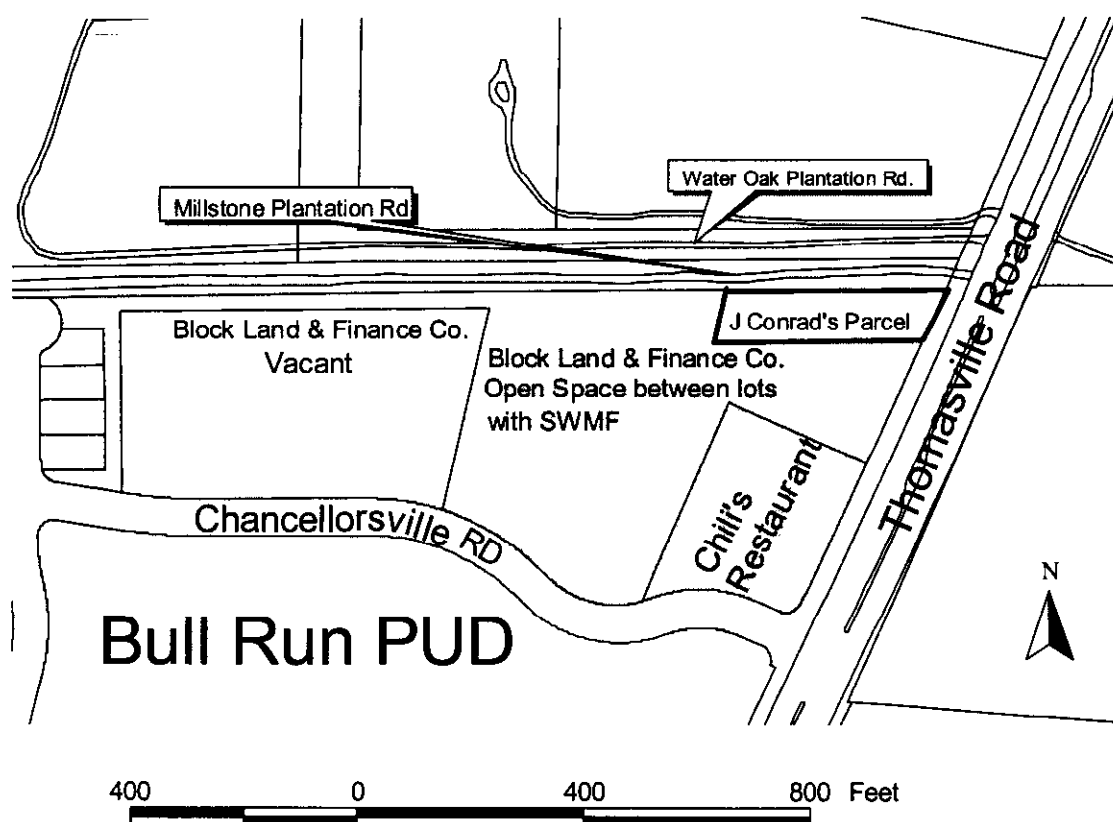
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Aerial Photograph of Subject Site & Vicinity



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Thematic Map: Bull Run in Vicinity of Subject Site



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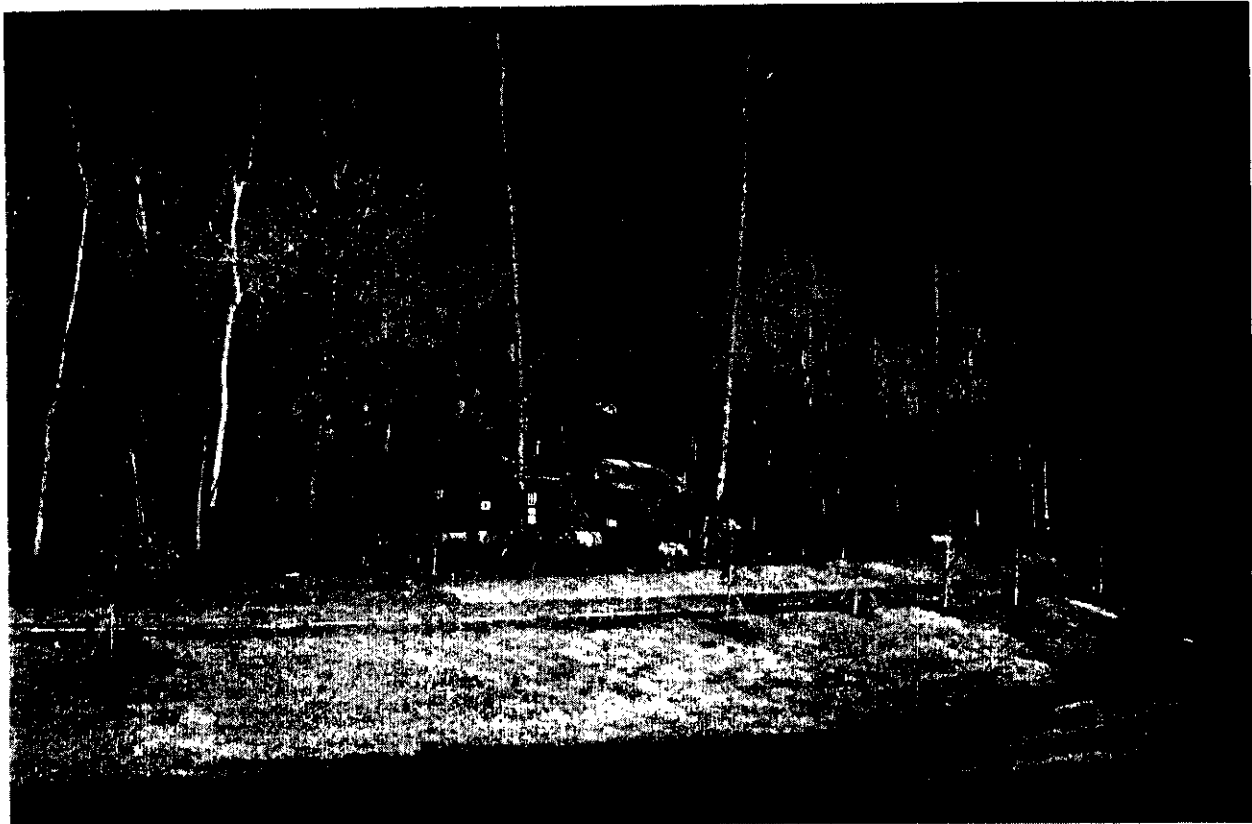
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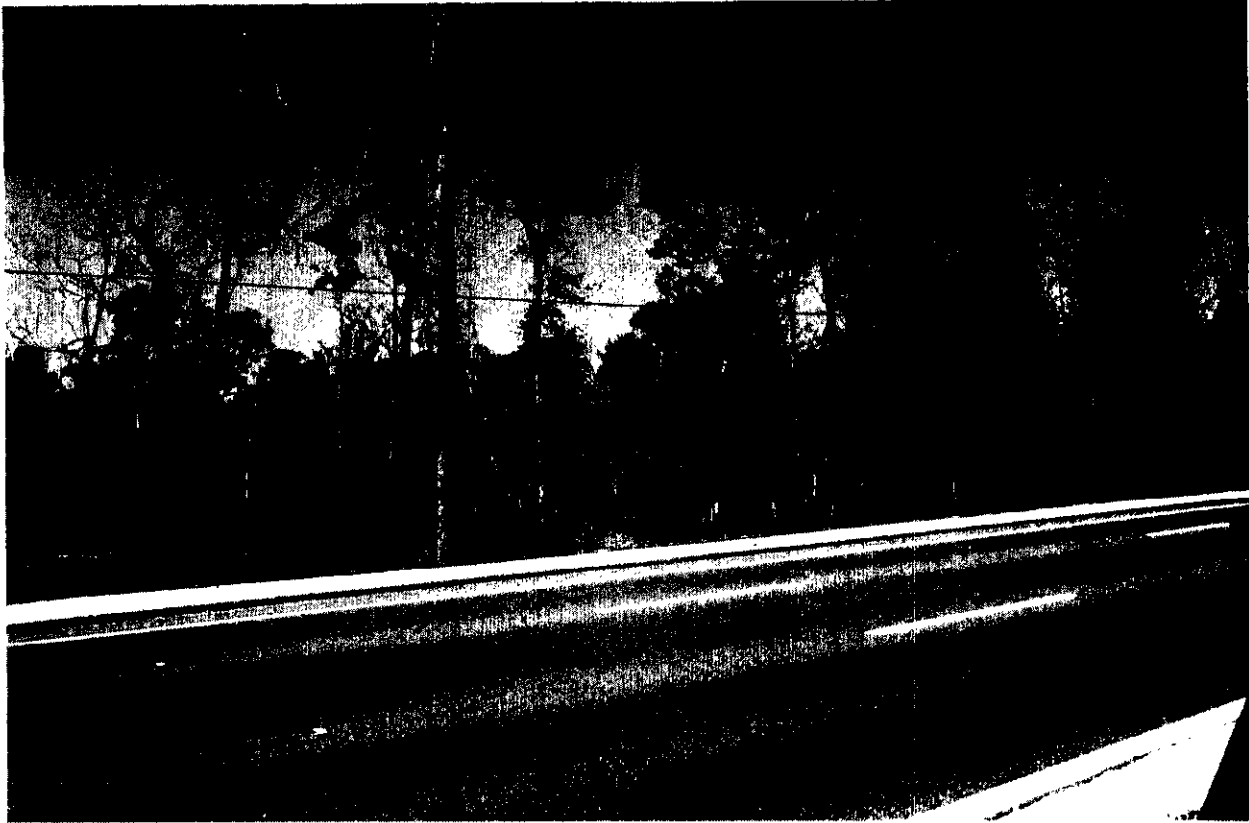
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Options:

1. Recommend approval of the requested ordinance amending the Official Zoning Map from the TPA Target Planning Area zoning district to the C-2 General Commercial zoning district, based on the findings provided within the February 1, 2005 Planning Commission report (attachment #1).
2. Do not recommend approval of the requested amendment to change the Official Zoning Map from TPA Target Planning Area zoning district to the C-2 General Commercial zoning district, based on the findings made on the record at the Planning Commission public hearing.

Recommendation:

Option 1.

Attachments:

- Attachment #1: February 1, 2005 Planning Commission report [**Provided as Att. #4 to BCC Agenda Item**]
Attachment #2: Adopted concept plan for Bull Run, and description of use districts

DWT/RM/AAB/aab